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2 Nevada Bar No. 8276
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4 Nevada Bar No. 11462
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7 Las Vegas, Nevada 89144
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11 Email: christina.bhirud@akerman.com

12 *Attorneys for Defendants Federal
13 National Mortgage Association
14 and Bank of America, N.A.*

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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

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NARDEEP GILL,

Plaintiff,

v.
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NATIONAL DEFAULT SERVICING
CORPORATION and THE FEDERAL
NATIONAL MORTGAGE ASS. and BANK OF
AMERICA, N.A. and DOES I-XX, inclusive,
Defendants.

Case No.: 2:12-cv-00190-MMD-CWH

[Proposed]
ORDER CANCELING LIS PENDENS

This Court issued an order granting plaintiff Nardeep Gill's (**plaintiff**), and defendants Federal National Mortgage Association (**Fannie Mae**) and Bank of America, N.A.'s (**BANA** and, together with Fannie Mae, **defendants**), stipulation and order for dismissal with prejudice [Dkt. 29] on August 23, 2012 [Dkt. 30].

Defendants request that the *lis pendenses* currently recorded against the subject property by plaintiff be canceled.

The Court finds that plaintiff recorded a notice of *lis pendens* against the property located at 4723 Double Down Drive, #102, Las Vegas, Nevada 89122 (APN: 161-21-815-023) on January 17, 2012, as Instrument No. 201201170000696, in the real property records maintained by the Clark County Recorder (**First Lis Pendens**), and that plaintiff recorded another notice of *lis pendens*

1 against the property located at 4723 Double Down Drive, #102, Las Vegas, Nevada 89122 (APN:
2 161-21-815-023) on February 13, 2012, as Instrument No. 201202130000543, in the real property
3 records maintained by the Clark County Recorder (**Second *Lis Pendens***). Copies of the First and
4 Second *Lis Pendenses* are attached hereto as **Exhibits A** and **B**, respectively, and fully incorporated
5 by reference.

6 UPON CONSIDERATION of defendants' request to cancel the First and Second *Lis*
7 *Pendens*, and good cause appearing therefore, the Court hereby grants defendants their requested
8 relief and rules as follows:

9 1. IT IS ORDERED, ADJUDGED, and DECREED that the First and Second *Lis*
10 *Pendenses* are hereby cancelled, released, and expunged.

11 2. IT IS FURTHER ORDERED, ADJUDGED and DECREED that this order canceling
12 the First and Second *Lis Pendenses* has the same effect as an expungement of the original First and
13 Second *Lis Pendenses*.

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3. IT IS FURTHER ORDERED, ADJUDGED and DECREED that defendants shall record a properly certified copy of this cancellation order in the real property records of Clark County, Nevada within a reasonable amount of time from the date of this order's issue.

APPROVED:

UNITED STATES DISTRICT JUDGE

November 6, 2012

Dated:

Submitted by:

AKERMAN SENTERFITT LLP

/s/ Christina S. Bhirud

ARIEL E. STERN, ESQ.

Nevada Bar No. 8276

CHRISTINA S. BHIRUD, ESQ.

Nevada Bar No. 11462

1160 Town Center Drive, Suite 330

Las Vegas, Nevada 89144

*Attorneys for Defendants Federal
National Mortgage Association
and Bank of America, N.A.*

AKERMAN SENTERFITT LLP

1160 TOWN CENTER DRIVE, SUITE 330
LAS VEGAS, NEVADA 89144
TEL.: (702) 634-5000 - FAX: (702) 380-8572

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on the 23rd day of August, 2012, I served via CM/ECF and/or deposited for mailing in the U.S. Mail a true and correct copy of the foregoing [PROPOSED] **ORDER CANCELING LIS PENDENS**, postage prepaid (if necessary) and addressed to:

Nardeep Gill
4723 Double Down Drive
Unit 102
Las Vegas, NV 89122-2509
Plaintiff Pro Se

/s/ Adam Crawford

AKERMAN SENTERFITT LLP

1160 TOWN CENTER DRIVE, SUITE 330
LAS VEGAS, NEVADA 89144
TEL.: (702) 634-5000 - FAX: (702) 380-8572

EXHIBIT A

EXHIBIT A

(7)

Fee: \$19.00
N/C Fee: \$0.00
01/17/2012 10:01:12 AM

Receipt #: 1037138

Requestor:

NARDEEP GILL

Recorded By: MJM Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 161-21-815-023

11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>

TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice of Lis Pendens

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Nardeep Gill

Return to:

Name Nardeep Gill
Address 4723 Double Down Dr. Unit #102
City/State/Zip Las Vegas, NV 89122

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Forms 12_2010

1 NOTE

2 NARDEEP GILL

3 *In Propria Persona*

4 4723 Double Down Dr. Unit 102

5 Las Vegas, NV 89122-2509

6 FILED

7 JAN 17 9 31 AM '12

8 DISTRICT COURT *John D. Shinn*
9 CLARK COUNTY NEVADA CLERK OF THE COURT

10 NARDEEP GILL

11 Plaintiff

12 V.

13 NATIONAL DEFAULT SERVICING
14 Corporation, and THE FEDERAL
15 NATIONAL MORTGAGE ASS. And
16 BANK OF AMERICA N.A. and
17 DOES 1- XX inclusive.

18 Case No.: A-12-654686-C

19 Dept No.: XXXII

20 Defendants

21 **NOTICE OF LIS PENDENS**

22 NOTICE is given that the above entitled action was filed in the above entitled court on
23 January 13, 2012 by property owner NARDEEP GILL, Plaintiff, against BOA N.A., FANNIE MAE,
24 and FEDERAL NATIONAL MORTGAGE ASS., Defendants. The action affects title to:

25 4723 Double Down Dr., #102, Las Vegas, NV 89122

26 Or the right to possession of the GILL property in the above entitled case.

27 The GILL property affected by the action is located in Clark County Nevada and is described
28 as:

29 Tax Parcel No.: 161-21-815-023

30 Title Report No.: 61101437

31 DATED: January 17th, 2012.

32 By:

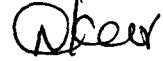
33 Nar
34 NARDEEP GILL

35 4723 Double Down Dr. #102
36 Las Vegas, NV 89122

VERIFICATION

1. I, NARDEEP GILL, Sui Juris, Plaintiff of the above entitled action. I have personal
2 knowledge of the matters set forth herein, except as to matters stated upon information and
3 belief and as to those matters I believe to be true.
4. That the facts contained therein are true and correct and are incorporated by reference as
5 though fully set forth herein is done so as not to submit duplicitous content to this Court.
6. Plaintiff, in the above entitled action, hereby verify under penalty of perjury, under the laws
7 of the **United States of America**, that the above statement of and belief, so help me God,
8 Pursuant to 28 U.S.C. 1746(1).

DATED: January 17th 2012

Signed: 
NARDEEP GILL

CERTIFICATE OF SERVICE

I hereby acknowledge and certify that on the 17th day of January 2012, I filed a
NOTICE OF LIS PENDENS with the Nevada Justice Court 8th Judicial District of Clark County
and delivered to Clark County Recorders' Office and by Certified U.S. Mail, prepaid, a true copy to
the following at their last known address.

17 Bank of America N.A.
18 C/O CT Corporate System
19 818 West Seventh St 2nd Floor
20 Los Angeles, CA 90017

National Default Servicing Corp.
C/O The Corp. Trust Co. of Nevada
311 S. Division St.
Carson, City NV 89703

21 Fannie Mae
Attn: Legal Dept
22 3900 Wisconsin Av., NW
Washington D.C., 20016

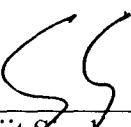
23 
24 Sarabjit Singh
25 771 E. Horizon Dr
Henderson, NV 89002

EXHIBIT B

EXHIBIT B

(3)

Fees: \$19.00

N/C Fee: \$0.00

02/13/2012 10:54:06 AM

Receipt #: 1064337

Requestor:

NORDEEP GILL

Recorded By: MJM Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 161-21-815-023

11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>

TITLE OF DOCUMENT (DO NOT Abbreviate)

Notice Lis Pendens

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Nardeep G. Gill

Return to:

Name Nardeep G. Gill

Address 4723 Double Down Dr., Unit 102

City/State/Zip Las Vegas, NV 89122-2509

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

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✓
FILED OR RECEIVED
INFORMATION SERVED ON
CLERK'S ATTORNEY OR RECORD

1 NOTE

2 NARDEEP GILL

3 *In Propria Persona*

4 4723 Double Down Dr. Unit 102

5 Las Vegas, NV 89122-2509

6 2012 FEB 13 A 9:36

7 CLERK'S ATTORNEY OR RECORD
8 DISTRICT OF NEVADA

9 BY DEPUTY

10 UNITED STATES DISTRICT COURT

11 DISTRICT OF NEVADA

12 NARDEEP GILL

13 Plaintiff

14 V.

15 NATIONAL DEFAULT SERVICING
16 Corporation, and THE FEDERAL
17 NATIONAL MORTGAGE ASS. And
18 BANK OF AMERICA N.A. and
19 DOES 1- XX inclusive.

20 Case No.: 2:12-CV-00190-RCJ-CWH

21 Defendants

22 **NOTICE OF LIS PENDENS**

23 NOTICE is given that the above entitled action was filed in the above entitled court on
24 February 6, 2012 by property owner NARDEEP GILL, Plaintiff, against BOA N.A., FANNIE
25 MAE, and FEDERAL NATIONAL MORTGAGE ASS., Defendants. The action affects title to:

26 4723 Double Down Dr., #102, Las Vegas, NV 89122

27 Or the right to possession of the GILL property in the above entitled case.

28 The GILL property affected by the action is located in Clark County Nevada and is
described as:

29 Tax Parcel No.: 161-21-815-023
30 Title Report No.: 61101437

31 DATED: February 13th, 2012.

32 By:



33 NARDEEP GILL

34 4723 Double Down Dr. #102

35 Las Vegas, NV 89122

VERIFICATION

1. I, NARDEEP GILL, Sui Juris, Plaintiff of the above entitled action. I have personal knowledge of the matters set forth herein, except as to matters stated upon information and belief and as to those matters I believe to be true.
2. That the facts contained therein are true and correct and are incorporated by reference as though fully set forth herein is done so as not to submit duplicitous content to this Court.
3. Plaintiff, in the above entitled action, hereby verify under penalty of perjury, under the laws of the **United States of America**, that the above statement of and belief, so help me God, Pursuant to 28 U.S.C. 1746(1).

DATED: February 13th 2012

Signed: R. D. Brewster

NARDEEP GILL

CERTIFICATE OF SERVICE

I hereby acknowledge and certify that on the 13th day of February, 2012, I filed a **NOTICE OF LIS PENDENS** with the United States District Court, District of Nevada and personally delivered to Clark County Recorders' Office and by Certified U.S. Mail, prepaid, a true copy to the following at their last known address.

Akerman Senterfitt LLP
1160 Town Center Dr., Suite 330
Las Vegas, NV 89114

National Default Servicing Corp.
C/O The Corp. Trust Co. of Nevada
311 S. Division St.
Carson, City NV 89703

Attorneys for Defendants Bank of America, N.A. and Fannie Mae

Resham S. Kular
Resham Kular
Las Vegas NV